

ORDINANCE NO. 980514-C

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

LOT 4, BLOCK B, VILLAGE AT RIVER OAKS SECTION 2 SUBDIVISION, FROM "MF-2" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 12424 SCOFIELD FARMS DRIVE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "MF-2" Multifamily Residence (Low Density) district to "GR-CO" Community Commercial district-Conditional Overlay combining district on the property (the "Property") described in File C14-98-0021, as follows:

Lot 4, Block B, Village at River Oaks Section 2 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 12315, Page 651, of the Plat Records of Travis County, Texas,

locally known as 12424 Scofield Farms Drive, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

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**CITY GRID
REFERENCE
NUMBER**
L34

Austin American-Statesman

PO#: 980514-C
Ad ID#: 5RQH02000
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

SHARON JANAK

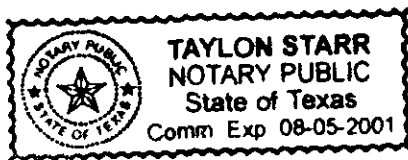
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	5/29/98	Last Published:	5/29/98
Times Published:	1	Classification:	9980
Lines:	19	Cost:	\$53.01

and that the attached is a true copy of said advertisement.

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AN ORDINANCE REZONING AND
CHANGING THE ZONING MAP AC-
COMPANYING CHAPTER 13-2 OF
THE CITY CODE AS FOLLOWS:
LOT 4, BLOCK B, VILLAGE AT RIVER
OAKS, SECTION 2, SUBDIVISION,
FROM "MF-2" MULTIFAMILY RESI-
DENCE (LOW DENSITY) DISTRICT TO
"GR-CO" COMMUNITY COMMER-
CIAL DISTRICT-CONDITIONAL OVER-
LAY COMBINING DISTRICT, LOCALLY
KNOWN AS 12424 SCORED FARMS
DRIVE, IN THE CITY OF AUSTIN, TRAV-
IS COUNTY, TEXAS.
Mayor, John Watson
City of Austin

SWORN AND SUBSCRIBED TO BEFORE ME, this the 29th day of May 1998



Taylor Starr
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541